

DELEGATED OFFICER REPORT

Site Address:	2-4 Seafarers Walk, Hayling Island, PO11 9TA		
Proposal:	Application for change of use from C2(b) to Class C3(b) residential dwelling.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00272	Expiry Date:	19/07/2024
Applicant:	Mr Davison Riversdale Homes		
Agent:	Mr Rees KMS Surveying Ltd	Case Officer:	Lesley Wells
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

- 1.1 2-4 Seafarers Walk are two detached bungalows which lie on the south side of Seafarers walk, on the edge, but within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). These two properties are currently operated as residential care homes for people with a learning disability and/or a physical disability.
- 1.2 Vehicular access is off Seafarers Walk, together with parking for the two properties.
- 1.3 The site falls within Flood Zones 2 and 3 meaning it is at risk from a flood event less than or equal to the 1 in 100-year event, with the potential impacts of climate change increasing the risk of flooding.

2 **Planning History**

None.

3 **Proposal**

Application for change of use from C2 to C3 (b) residential dwelling which covers up to six people living together as a single household and receiving care. No external changes to the property are proposed, with only a change of use class to facilitate a change in care model for the occupiers.

Existing parking would be provided, with cycle storage proposed which would be for both properties.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS15 (Flood and Coastal Erosion)

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No Objection

Reasoned Justification

This change of use will have no significant impact on the Chichester Harbour AONB / National Landscape.

Former Councillor Leah Turner - Hayling East - No Comment

Councillor Mark Coates - Hayling East - No Comment

Councillor R Raines - Hayling East - No Comment

Crime Prevention - Minor Apps - No Comment

Ecologist - No Objection

I would not raise any ecological concerns with the proposed development. No further information is required.

Environment Agency - Final Comment - No Objection

Environment Agency position

We have reviewed the applicant's response to our objection, the submitted FRA (*FLOOD_RISK_ASSESSMENT-1998508*) dated 23 August 2024) and consider that it satisfactorily addresses our earlier concerns.

Advice to applicant/LPA

In section 5 of the flood risk assessment, the applicant states that both properties are not at risk from tidal flooding for a 1 in 200-year flood event, plus climate change, for the lifetime of the development. This statement is inaccurate, as the flood levels (nodes 1 to 14) outlined in Appendix C (Product 4) should be included. Hence, the flood levels surrounding both properties for a 1 in 200-year tidal flood event is 3.32mAOD, whereas the existing finished floor levels for both properties are 4mAOD. As future climate change allowances have not been calculated within the FRA, flood levels would be higher than 3.32mAOD.

We advise that the applicant acknowledges future flood risk and take the following considerations into account.

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Details and adequacy of flood proofing and other building level resistance and resilience measures

Flood warning and emergency response

Due to the site being located within flood zones 2 and 3, we advise that the applicant provides an evacuation flood response plan to the local authority in the event of tidal flooding in the area.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings, and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit

<https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Officer Comment: *If permission is granted the above 'Advice to applicant/LPA would be an informative on the decision notice.*

Environment Agency - Interim Comment - further information required

Environment Agency Position

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development.

In particular, the FRA fails to:

take the impacts of climate change into account adequately.

There is no assessment of the impact of climate change using appropriate climate change allowances. There is no calculation of the future design flood depths for a 1 in 200-year tidal flood event (0.5% AEP) plus climate change for the lifetime of the development (100 years for residential).

consider how people will be kept safe from the identified flood hazards

consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event

Overcoming our objection

Advice to Applicant

Flood risk data requests will be based on existing EA hydraulic river model data with an allowance for climate change. Data should be taken from the Product 4 to inform the future flood depths for the lifetime of the development of both properties.

Climate change allowances

Please note it is for the applicant to determine which of the climate change allowances are appropriate for this site, either the Higher Central or the Upper End allowance depending on the residual risk to the site for the lifetime of the development and this should be justified. 'Flood risk assessments: climate change allowances'.

Advice to applicant

Although this application is for change of use from C2 to C3 planning classification, we request that an adequate assessment of the 2 properties is provided. These properties are more vulnerable with a high risk of flooding, and we believe it is necessary that the applicant adequately assesses their risk and provide an appropriate evacuation plan. No safe refuge/access and egress is available for this site, and we would like to advise the applicant to consider how to mobilise vulnerable residents in a flooding event.

Product 4 information

SSDEnquiries@environment-agency.gov.uk (including a site map and grid reference) to obtain a Product 4 for both of your properties. The applicant should indicate the site boundary on a map where flood data is required.

Flood risk data requests will be based on existing EA hydraulic river model data with an allowance for climate change. Data should be taken from the Product 4 to inform the future flood depths for the lifetime of the development of both properties.

Climate change allowances

Please note it is for the applicant to determine which of the climate change allowances are appropriate for this site, either the Higher Central or the Upper End allowance depending on the residual risk to the site for the lifetime of the development and this

should be justified. 'Flood risk assessments: climate change allowances'.

Advice to applicant/LPA

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

Adequacy of rescue or evacuation arrangements
Details and adequacy of an emergency plan

Provision of and adequacy of a temporary refuge

Details and adequacy of flood proofing and other building level resistance and resilience measures

Flood warning and emergency response

Due to the site being located within flood zones 2 and 3, we advise that the applicant provides an evacuation flood response plan to the local authority in the event of tidal flooding in the area.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG

Environment Agency - Objection - Initial comment further information required
Environment Agency position

The application site lies within Flood Zones 2 and 3, which is land defined by the Planning Practice Guidance for the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change as having a high and medium probability of flooding. The NPPF (paragraph 173, footnote 59) states that an FRA must be submitted when development is proposed in such locations.

In the absence of a Flood Risk Assessment (FRA), we require further information to assess the flood risk on site. Until this is submitted, we object to this application and recommend that planning permission is refused.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates

that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Advice to the Local Planning Authority

We are aware that your Local Planning Authority may currently be subject to the 'presumption in favour of sustainable development'. Given our outstanding objection on flood risk/coastal change grounds we would like to highlight that in this case, as set out in NPPF footnote 7, the 'presumption in favour of sustainable development' should not apply as our objection provides a clear reason for refusal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Advice to Applicant

Sources of information for an FRA

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please email SSDEnquiries@environment-agency.gov.uk and request a 'Product 4' or flood data for your site location. When sending a request, please also send a plan identifying the site

boundary. Requests are usually dealt with within 20 working days.

Your Local Planning Authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your FRA. Please contact your Local Planning Authority to determine what information is available.

Guidance on how to prepare a flood risk assessment can be found on the gov.uk website here -

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

A checklist on what should be included in a flood risk assessment can also be found on

the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Environmental Health Manager, Community Group - No Comments

Please accept this email as confirmation that we have no observations to make in respect of noise/light.

Hampshire Fire & Rescue - Comments

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High-reach Appliances

High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows.

Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for firefighting may be necessary. You should contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss your proposals. Fire Protection HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.

HIWFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested, and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles. Firefighting and the Environment.

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam.

The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water

environment from 'fire water run off' and other spillages.

Officer Comment: *If permission is granted the Fire & Rescue Services' comment would be an informative on the decision notice.*

Hampshire County Council - Social Services - Comments

The deregistration of these properties will meet the County Council's objective of reducing the use of residential care for adults with learning disabilities and increasing the provision of Supported Accommodation.

This accommodation will provide long term specialist accommodation for adults with learning disabilities and physical impairments for which there is a need in the County.

Natural England Government Team - No Objection (Following review of Screening Opinion)

Natural England have reviewed the additional documents which have been uploaded and would still maintain our original advice of No Objection regarding the application as per the letter uploaded to the planning website (our ref: 474108).

Natural England Government Team - No Objection

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

Habitats Regulations Assessment - Screening Assessment

The Local Planning Authority carried out a Screening Assessment in respect of this development under Regulations 63(1)(a) of the Habitats Regulations, to enable a judgement to be made as to whether there could be any potential significant impacts of the development on the integrity of the SPA/SAC/Ramsor

Recreational Pressure

The proposed development is within 5.6km of Chichester & Langstone Harbours SPA/Ramsar. In accordance with advice from Natural England and as detailed in Policy DM24 of the adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a net increase in housing development within 5.6km of the Solent SPAs is likely to result in impacts to the integrity of those sites through a consequent increase in recreational disturbance.

Development within the 5.6km zone will increase the human population at the coast and thus increase the level of recreation and disturbance of bird species. The impacts of recreational disturbance (both at the site-scale and in combination with other development in the Solent area) are analogous to impacts from direct habitat loss as recreation can cause important habitat to be unavailable for use (the habitat is functionally lost, either permanently or for a defined period). Birds can be displaced by human recreational activities (terrestrial and water-based) and use valuable resources in finding suitable areas in which to rest and feed undisturbed. Ultimately, the impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the Chichester and Langstone Harbour SPA and Ramsar sites.

The proposed development would not represent a net increase in residential dwellings, or overnight accommodation just a change in use of how these care homes will operate. Therefore, it is the view of the Local Planning Authority that the proposal would not have an adverse impact on statutorily protected nature conservation sites or landscapes. As a result, the proposal would not have an adverse significant effect to

the Chichester & Langstone Harbours SPA.

Water Quality

The proposal which lies within the catchment of a wastewater treatment works that drains into the Chichester and Langstone Harbours SPA, which would not result in an increase in dwellings or overnight accommodation. The proposal is only for a change of use from Class C2 (Care Home) to Class C3 (Residential), with the same number of occupiers. Therefore, it is the view of the Local Planning Authority that the proposal would not have a significant adverse impact on the Solent's European Sites.

Would the proposal lead to a likely significant effect on European site integrity?

No, because there would be no increase in dwellings or increase in occupation of the two properties. As there would be no significant effect on European site integrity, it is not necessary to move to Stage 3 – Appropriate Assessment – as mitigation is not required.

When the application was first submitted Natural England was consulted and raised no objection to the proposal. NE was again consulted once the Screening Assessment had been undertaken by the LPA, who maintain their original advice raising no objection.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development & Deregistration of Residential Car Home
- (ii) Impact upon the character and appearance of the area and the AONB
- (ii) Impact upon residential amenity
- (iv) Flood Risk & Drainage
- (v) Access & Parking
- (vi) Ecology & Biodiversity Net Gain
- (vii) CIL

- (i) Principle of development & Deregistration of Residential Care Home

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Policy CS7 of the Core Strategy provides services for older people and other vulnerable groups. The two properties currently operated as residential care homes for people with a learning disability and/or physical disabilities.

The applicant has advised that:

" In conjunction with Hampshire County Council who commission the care services here, Community Integrated Care have been working with the authority to "de-register" the residential care homes and change the model of care to supported living.

Hampshire County Council are promoting the de-registration of residential care homes and Community Integrated Care have consulted with the current people who live at the properties, their families, advocates and social care teams about the change. This is part of a national trend to move away from residential care homes in certain circumstances towards a model which promotes more independence, flexibility and more community involvement.

The result of the project will be that a separate regulated social landlord will provide housing services at the properties and the people who live there will have their own tenancy agreements and security of tenure. Community Integrated Care will continue to support the people who live at the property and the carer team will be consistent. There are no plans for any of the current residents to move out of their home. The main change is to how the services are commissioned in the future with the care and support commissioned separately to the housing services element to allow the people and the County Council to benefit from the separation of these services and the security of tenure, independence and additional regulatory oversight this brings.

In order to align the property use classification to the proposed model of care we are seeking to amend the use class from C2 to C3(b) to allow the properties to be operated as supported living properties."

Class C3(b) relates to a property where not more than six residents live together as a single household receiving care, which is the situation with this proposal.

- 7.3 In support of the application Hampshire County Council in their letter of 19 April 2024 stated that:

"The deregistration of these properties will meet the County Council's objective of reducing the use of residential care for adults with learning disabilities and increasing the provision of Supported Accommodation.

This accommodation will provide long term specialist accommodation for adults with learning disabilities and physical impairments for which there is a need in the County."

- 7.4 The change of use of this residential care home to a C3(b) use would ensure that the properties would still provide supported housing for the occupiers. The use of the property would be controlled by the description, which would limit the use to Class C3(b).

- 7.5 The proposal would provide services for a vulnerable group in need of supported living, in accordance with the aims of Policy CS7 of the Core Strategy.

- (ii) Impact upon the character and appearance of the area and the AONB

- 7.6 Policy CS12 of the Core Strategy, requires amongst other matters, that development will conserve and enhance the special qualities of the Chichester Harbour AONB. Therefore due regard must be given to the requirements under the CROW Act 2000 to conserve and enhance the natural beauty of the AONB.

- 7.7 The proposal is purely for a change of use from Class C2 to Class C3 (b), with the level of occupancy staying the same, with no external changes to the properties proposed, other than a cycle store in the rear garden. Therefore, the proposal would not impact on the character and appearance of the area and the natural beauty of the

AONB.

(iii) Impact upon residential amenity

Impact on existing residential amenity

- 7.8 There are existing residential properties to the north and west of the site. The proposal seeks a change of use to change the model of supported living for the occupiers, to promote more independence, flexibility and community involvement for the residents. Therefore, the residential occupancy of the use of the bungalow would not change; just the model of supported living for the occupiers. The change in supported living for occupiers is considered to be unlikely to impact on the residential amenity of surrounding properties and their occupiers.

Impact on proposed residential amenity

- 7.9 Residents with learning disability and/or physical disabilities currently live at the two properties. This would continue with the proposed change of use, with only their model of supported living to be changed. In planning terms this would not adversely impact on the occupiers' residential amenity.

(iv) Flood Risk and Drainage

Flood Risk

- 7.10 The site falls within Flood Zones 2 and 3. The application is accompanied by a revised Flood Risk Assessment (FRA) on which the Environment Agency (EA) was re-consulted. Following this reconsultation the EA has advised that "*...the submitted FRA (FLOOD_RISK_ASSESSMENT-1998508) dated 23 August 2024) and consider that it satisfactorily addresses our earlier concerns.*"

- 7.11 As to Flood Mitigation Measures proposed in the FRA this states:

"It is proposed to place the developed buildings on the Environment Agency's emergency flood line which would advise occupants of potential flood events. The site occupiers will draft a flood procedure plan to ensure that all visitors are aware of the evacuation plan / safe egress and refuge routes should flooding occur."

- 7.12 A condition is recommended, if permission is granted, that the requirements of the FRA are implemented within 1 months of the grant of planning permission.

Drainage

- 7.13 The foul and surface water drainage is disposed of by a main sewer.
- 7.14 The proposal is considered to accord with Policy CS 15 of the Core Strategy.

(v) Access & Parking

Access

- 7.15 Both properties are serviced by the same access. No changes are proposed to the access.

Parking

- 7.16 To the front of these 2, 5 bed properties is an area of hard standing, which provides 7 on site car parking spaces, with the application proposing no changes to this level of parking. Whilst there is no specific car parking requirements in Havant's Car Parking SPD for Class C3(b) uses, the normal requirement for a 5 bedroom dwelling would be 3 car parking spaces, making a total of 6 spaces required, with 7 provided. This level of car parking provision is considered to be appropriate.
- 7.17 As to cycle storage, following an amended plan, this storage is shown in the rear garden of No. 4 Seafarers Walk, with the agent confirming that *"The cycle store will be for both dwellings as they are owned by the same organisation so grounds are shared."* Such provision would satisfy the aims of Havant's Car Parking SPD.

(vi) Ecology & Biodiversity Net Gain (BNG)

- 7.18 The application site is within 50 metres of Chichester and an SSSI. Due to the nature of the development, it is not considered to have an adverse impact on the ecology of the area, complying with policy CS11 of the Havant Borough Core Strategy (2011).
- 7.19 The proposal is for a change of use of the dwellinghouse from a residential care home to a dwellinghouse, with no external alternations. The development is considered to be subject to the de minimis exemption in that it would not impact on the site's habitat. Therefore, BNG is not applicable for this change of use.

(vi) CIL

- 7.20 Whilst the proposal is for a change of use from a care home to residential, extra care would still be provided for the occupiers and therefore is not CIL liable.

8 Conclusion

- 8.1 The proposal is part of a national trend to move away from residential care homes towards a model which promotes more independence, flexibility and community involvement by the occupiers, which this application seeks to achieve. The description in the proposal, would ensure that no change of use would occur without a further planning application which would ensure that supported accommodation remains available, whilst at the same time supporting the aim of more independent living for the occupiers. The change of use would not impact on the locality, the AONB and residential amenity. Flood risk, drainage and parking have been addressed or would be controlled by condition. To conclude the application is considered to accordance with the development plan when considered as a whole and the National Planning Policy Framework and conditional planning permission is recommended.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00272 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Site Location & Block Plans - Drawing No. 001/0
Proposed Floor Plan - Drawing No. 202/0

Documents

Application Form
Letter dated 7/3/24 from Riverdale Homes - change of model of care
Flood Map for Planning
Flood Risk Assessment dated 23 August 2024
Agent's email dated 2/10/24 confirming cycle provision for the entire site.

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Within one month of the date of this planning permission, the approved Flood Risk Assessment dated 23 August 2024 shall be fully implemented.

Reason: in the interests of the safety of the occupiers of the buildings having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework